

Fiscal Year
2011
2012

Mid-Year Report

Facilities Capital Improvement Program





Arrowheadn ES
New demountable partition walls, new classroom doors and carpet at Building B, South Corridor

Cover Photos:

Top left:
Barton ES
Typical modernized classroom with new finishes and teaching wall

Top right:
Indian Springs HS
Circular planted seat walls at gymnasium entrance courtyard

Centre:
Emmertown ES
Modernized library near completion with new finishes, shelving, story-time reading area and projector



Burbank ES
Modernized classroom with teaching wall, cabinets, finishes, technology data drops, projector and screen

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13 **Other Projects**



After Completion

Cole ES
Modernization at the
Administration Building
with new ceiling, lights,
paint and carpet



During construction

John Peukert
Assistant Superintendent
Facilities/Operations

FACILITIES CAPITAL IMPROVEMENT PROGRAM: ANNUAL REPORT 2010-2011

Dear Mr. Peukert:

On behalf of the Facilities Management Department's Capital Improvement Team it is my pleasure to present to you this Facilities Capital Improvement Program (FCIP) Mid-Year Report for the July – December 2011 period.

During the period covered by the report the Facilities Management Department worked on 47 projects at 40 campuses in varying stages of planning, design and construction throughout the District. This report contains summary information about the program and project funding, including cost and schedule data related to planning, design, and construction phases, as well as the major accomplishments of the Facilities Department.

In the third and fourth quarter of 2011, the District received \$54.3 million in funding from the state, augmented by \$693,731 in funds from other sources such as the local general obligation bonds and developer fees during the second half of 2011. Expenditures totaling \$36.3 million for pre-construction activities and construction projects were paid.

Furthermore, the FCIP team began the design of 2 new heating, ventilation and air conditioning (HVAC) projects and completed the design of another 13; started construction of 3 new construction projects and completed 6 modernization projects. Included in the highlights of our achievements were the \$2.7 million in funding approval obtained and funds received for high performing schools from various sources due to the staff's efforts to incorporate many sustainable design and energy saving measures into a variety of projects.

In closing, the Facilities Management Capital Improvement team would like to thank you for your leadership and continued support of our efforts to provide the best possible learning environments for the San Bernardino City Unified School District and the surrounding community.

Very truly yours,



Ali A. Kiafar, PhD, REFP
Program Executive, Capital Improvement Program
Facilities Management Department
San Bernardino City Unified School District

Program Summary

Program Costs

The total program cost estimate is a working budget for all capital costs for the projects in the Facilities Capital Improvement Program. The total Facilities Capital Improvement Program costs are currently estimated at \$927.7 million. This estimate is based on the number of projects, actual costs realized, established funding and cost escalations added over time. This figure is subject to change as a result of the financial status of the District and the availability of state and local funding. The number of projects may adjust if necessary as District needs evolve, projects are prioritized, and funding becomes available. There are 153 major capital improvement projects identified in the cost estimate based on repairs, modernizations and new school needs in the District.

A total of \$889.8 million in funding was received as of December 31, 2011, including funds from statewide bonds, local bonds, Qualified School Construction Bond (QSCB), interest, developer fees and development agreements. Expenditures through December 2011 totaled \$597.5 million.



Barton ES
Modernized kindergarten classroom with teaching wall, SMART Board with projector, cabinets and finishes



Bradley ES- Remodel completion for multi-use room with new ceiling, lights, HVAC, ductwork and fire alarm

Program Schedule

The Facilities Capital Improvement Program includes 153 projects which have progressed through phases of the school construction process. These phases are 1) Planning, 2) Design, 3) Agency Review/Approval, 4) Bid/Award, 5) Construction and 6) Project Completion/Closeout.

- 1. Planning-** The planning phase includes project definition, consultant selections, budgeting, funding and, if applicable, site selection.
- 2. Design-** The Design Phase includes preparation of plans and specifications by architects and engineers, and review of construction documents by quality control professionals.
- 3. Agency Review/Approval-** The Review/Approval Phase includes submission of documents to all public agencies having jurisdiction such as the Division of the State Architect (DSA), City and County for review and approval.
- 4. Bid/Award-** The Bid/Award Phase includes advertising, bidding, award of contracts by the Board of Education and contract execution for the construction contracts.
- 5. Construction-** The Construction Phase includes demolition and hazardous material abatement of existing structures and/or equipment, , if applicable, on- and off-site development, buildings construction, interior finishes and landscaping through substantial completion.
- 6. Project Completion/Closeout-** The Project Completion/Closeout Phase includes move-in,, filing of notices of completion, closeout documents such as equipment manuals, close outs with public agencies having jurisdiction and other related activities.



Hunt ES
New playground area

Program Accomplishments and Upcoming Activities

This Mid-Year Report provides an overview of the District's Facilities Capital Improvement Program (FCIP) activities and accomplishments during the July 2011 – December 2011 period. Key tasks accomplished by the FCIP were to improve procedures and standards, manage planning and design activities, maximize funding, resolve construction related issues and expedite the delivery of new school and modernization projects. Program accomplishments within the past six months as well as upcoming activities are highlighted below.

Program Accomplishments

July 2011 – December 2011

Construction:

- New construction projects started
 - Middle College HS
 - George Brown ES
 - Little Mountain ES
- New school projects continued
 - Indian Springs High School
 - Norton Elementary School
- Modernization projects continued
 - Group 2: Mt. Vernon ES, Roosevelt ES, Rio Vista ES
 - Group 4: Arrowhead ES, Carmack ES, Kendall ES
 - Group 5: Hillside ES (additional items of work) and Hunt ES Phase 2
 - Group 7: Bradley ES, Marshall ES, Ramona-Alessandro ES
 - Group 8: San Bernardino HS
 - Group 9: Inghram ES, Lytle Creek ES, Richardson Prep HI MS
 - Group 10: Cypress ES (additional items of work) and Cole ES
 - 11: Barton ES, Burbank ES, Emmerton ES, Lankershim ES
- Modernization projects completed
 - Group 4: Harmon ES
 - Group 7: Warm Springs ES
 - Group 9: Serrano MS and Urbita ES
 - Group 10: Cypress ES and Highland Pacific ES
- Other Projects started
 - Heating, ventilation, and air conditioning (HVAC) and electrical upgrades at SMART Building
 - Master Plan for San Bernardino HS Auditorium
- Other Projects Completed
 - Design of replacement HVAC units at Bing Wong ES
 - Design of HVAC upgrades at 12 middle and high school sites and submittal to the Division of the State Architect (DSA) for review and approval

Community and Business Outreach Activities:

- Captain Leland F. Norton ES Groundbreaking Ceremony
- Middle College HS Groundbreaking Ceremony
- George Brown Jr. ES Groundbreaking Ceremony
- Citizens Oversight Committee Bus Tour of construction projects
- Town Hall Informational Meeting with the Community of Rosena Ranch (Pakuma K-8 School)

Procurements Completed:

- Full Service Architectural and Engineering Services
- Professional Consulting Services for Stormwater Pollution Prevention Plans (SWPPP)

Upcoming Activities

January 2012 – June 2012

Start of Construction:

- New construction
 - Dr. Mildred D. Henry ES
 - Graciano Gomez ES
 - Heating, Ventilation and Air Conditioning (HVAC) at Various Sites
 - H. Frank Dominguez ES
- Modernization
 - Group 12: Pacific HS, San Andreas HS, Sierra HS

Community and Business Outreach Activities:

- Little Mountain ES Groundbreaking Ceremony
- Dr. Mildred D. Henry ES Groundbreaking Ceremony
- Graciano Gomez ES Groundbreaking Ceremony
- Meadowbrook Neighborhood Association Informational Meeting (Dominguez ES)

Procurements:

- Soils and Materials Testing and Inspection Services
- California Environmental Quality Act (CEQA) Compliance Services
- Commissioning Services

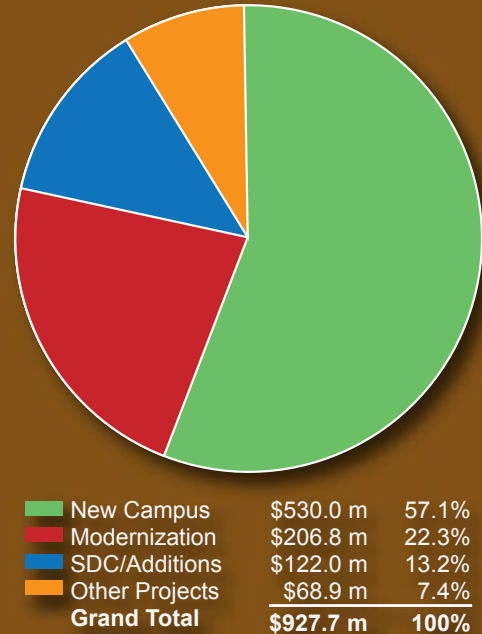


From left to right:
Mrs. Yolanda Ortega, Interim Superintendent; Mrs. Marta Brown, widow of George Brown Jr.; Mr. John Peukert, Assistant Superintendent at the Groundbreaking Ceremony of George Brown Jr. Elementary School

Program Funding

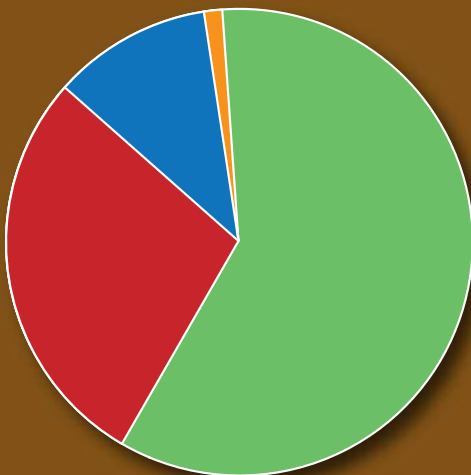
Total Project Cost Estimate

The Facilities Capital Improvement Program cost estimate is valued at \$927.7 million. The distribution of the total program cost estimate according to project type is illustrated in the chart to the right. The project estimates typically include two types of costs soft and hard costs. Soft costs are those supporting the construction process and include costs for planning and design services, permits and agency fees, inspection services, construction managers, and program management. New construction projects may also require acquisition of land, in which case the costs to purchase land, relocate tenants or owners, environmental clearing and agency approvals are also added to the soft costs. Hard costs are direct costs for construction including labor for the trade contractors, building materials, furniture and equipment. The Program Management Team updates the total program cost estimate based on actual bids received for construction, contracts awarded for consultants and a trend of fees and other costs for each project.



Expenditures by Project Type

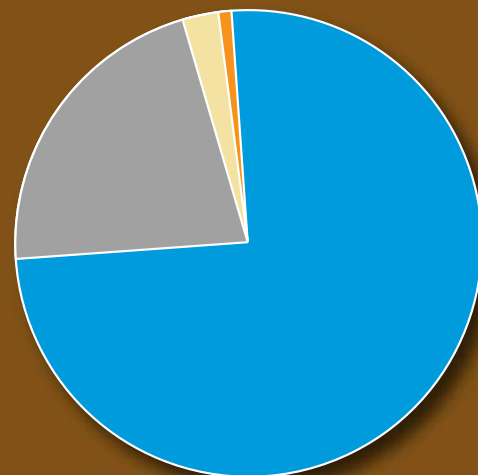
Expenditures as of December 31, 2011 totaled \$597.5 million for the 153 capital projects in the Facilities Capital Improvement Program. These costs are managed by the Program Management Team using the Primavera Contract Manager Project Management System. Distribution of the expenditures against the project types is illustrated in the chart below.



New Campus	\$364.0 m	60.9%
Modernization	\$156.5 m	26.2%
SDC/Additions	\$68.9 m	11.5%
Other Projects	\$8.1 m	1.4%
Grand Total	\$597.5 m	100%

Expenditures by Funding Source

The \$597.5 million of expenditures as of December 31, 2011 have been funded by the state and local bonds, developer fees and other funds. Distribution of the expenditures against these funding sources is illustrated in the chart below.



State Funding	\$443.5 m	74.2%
Local Bonds	\$131.1 m	21.9%
Developer Fees	\$17.0 m	2.8%
Other Funds	\$5.9 m	1.0%
Grand Total	\$597.5 m	100%

Bond Issue Status

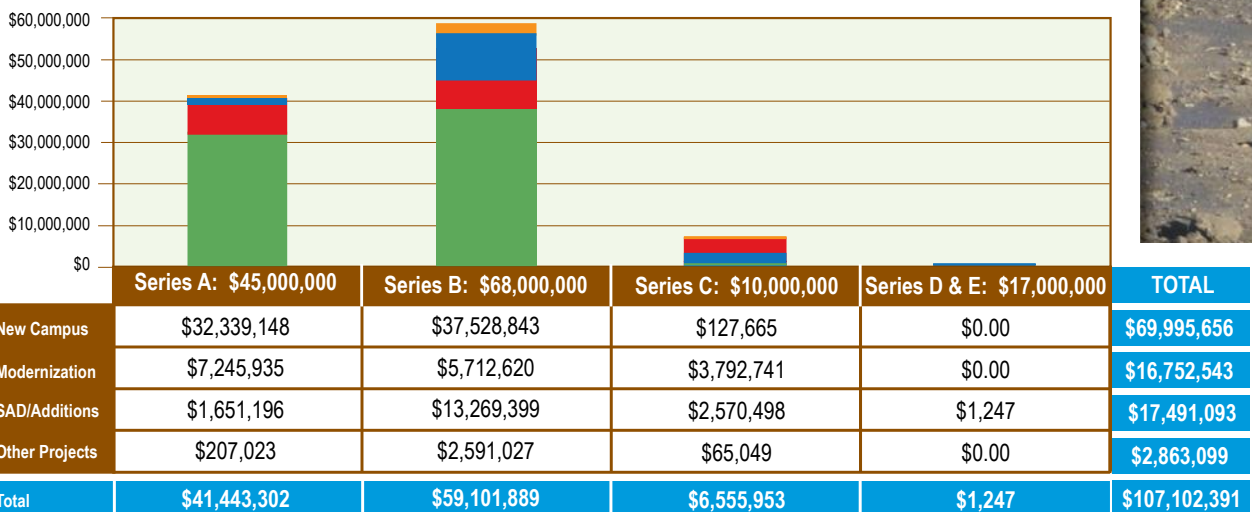
All of the \$140 million of Measure T voters approved bonds have been sold in five series. Series A was issued in 2004 for \$45 million, Series B was issued in 2006 for \$68 million, Series C was issued in 2007 for \$10 million, Series D and Series E were issued in 2011 for the total of \$17 million. Of the \$140 million, approximately \$32.9 million remains to be spent on active construction projects.

Bond Spending by Issue

A total of \$107.1 million of the Measure T approved bonds has been spent as of December 2011. The chart below indicates the amount spent by issue for each of the four project types (New Campuses, Special Day Classroom (SDC) Additions, Modernizations and Other). Approximately \$70 million of the expenditures have been made for the New Campus projects including Anton Elementary School, Chavez Middle School, Curtis Middle School, Jones Elementary School, Rodriguez Elementary School, Wong Elementary School, Captain Leland F. Norton Elementary School, Dr. Mildred D. Henry Elementary School, George Brown Jr. Elementary School, Graciano Gomez Elementary School, H. Frank Dominguez Elementary School, Indian Springs High School, Little Mountain Elementary School, Middle College High School, and Pakuma K-8.

George Brown ES
Installation of the new
fire service line

Bond Spending Issue and spending



New Campuses

The District's Facilities Capital Improvement Program Team managed nine new campus projects between the months of July and December 2011. The projects varied in size, budget, construction schedule and project phase from agency review to construction. Five of the nine projects were under construction at the end of the year.

Indian Springs High School

Construction Start Date: October 2009

Anticipated Completion Date: 1st quarter of 2012

New campus construction was near completion as was modernization of the existing on-site buildings and the new sports field.

Captain Leland F. Norton Elementary School

Construction Start Date: May 2011

Anticipated Completion Date: 2nd quarter of 2012

Construction of building 6 was near completion with the installation of interior finishes ongoing. All buildings concrete slabs have been poured. The framing of the majority of classroom buildings and installation of underground utilities were complete.

Little Mountain Elementary School

Construction Start Date: October 2011

Anticipated Completion Date: 4th quarter of 2012

Construction began with importing soil, rough grading and soil compaction.

George Brown Jr. Elementary School

Construction Start Date: October 2011

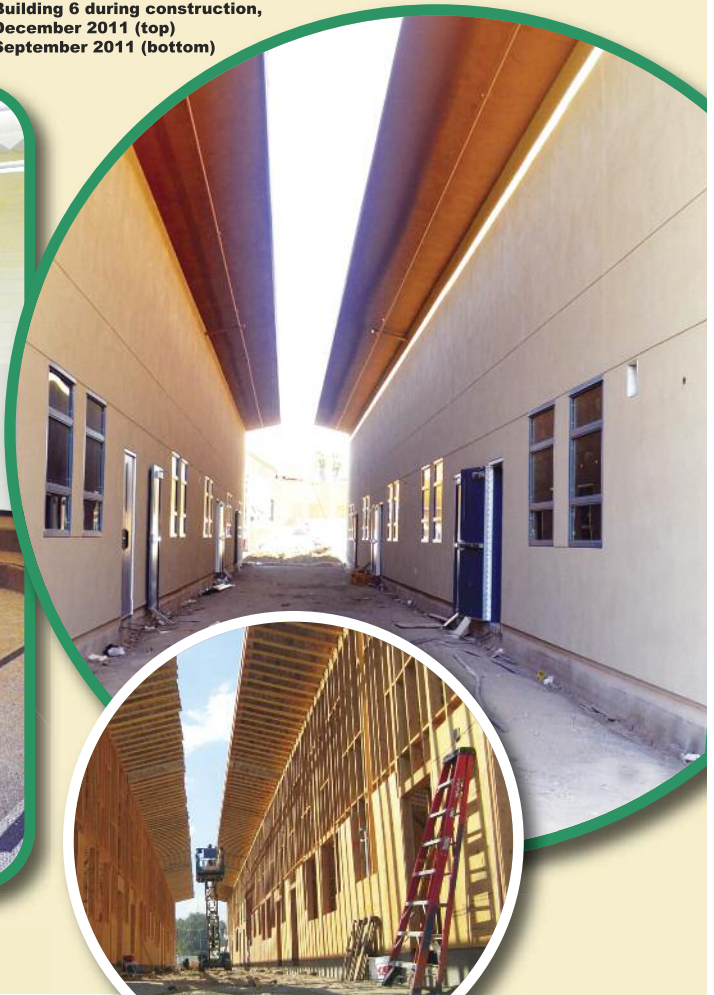
Anticipated Completion Date: 4th quarter of 2012

Construction work began with demolition of existing foundations, tree removal and soil remediation.

Captain Leland F. Norton ES
Building 6 during construction,
December 2011 (top)
September 2011 (bottom)



Indian Springs HS
Band room complete with safety rails, wheelchair lift, and sound dampening



Middle College High School

Construction Start Date: August 2011

Anticipated Completion Date: 4th quarter of 2012

Parking lot pavement and site grading was completed. Site and building utilities were near completion and the pouring of concrete slabs started.



1 & 2- Middle College ES- Paving the parking lot

Modernization Projects

Six projects were completed between the months of July and December of 2011. Modernization work continues at twenty-one sites throughout the District with the scope of work ranging from minor repairs to extensive renovation and upgrades. In an effort to minimize costs and maximize bidding efficiency various projects have been placed into groups based on site location, modernization work and in some cases paired with deferred maintenance work. Project accomplishments as of December 31, 2011 are listed below.

Group 2

Schools: Mt. Vernon ES, Rio Vista ES, Roosevelt ES

Start Date: July 2010

Anticipated Completion Date: 4th quarter of 2012

Interim housing buildings providing temporary housing of students and teachers while classrooms are under construction have been installed at Mt. Vernon. The work in the C-wing at this school is complete.

Group 4

Schools: Arrowhead ES, Carmack ES, Harmon ES, Kendall ES

Start Date: July 2009

Anticipated Completion Date: 1st quarter of 2012

Modernization at Harmon ES is complete. Construction work at Arrowhead, Carmack and Kendall Elementary Schools is near completion.

Group 5

Schools: Hillside ES, Hunt ES

Start Date: June 2009

Completion Date: June 2011 (Original Scope of Work)

The first phase of modernizations at Hillside and Hunt ES were complete in June of 2011 and a second phase at Hunt ES started in April of 2011. Phase 2 at Hunt ES includes construction of a new lunch shelter and seating area that is underway and upgrades to the Administration Building and computer lab that have been completed. Additional items of work at Hillside ES include the installation of a new lunch shelter.

Group 7

Schools: Ramona Alessandro ES, Bradley ES, Marshall ES, Warm Springs ES

Start Date: July 2010

Anticipated Completion Date: 2nd quarter of 2012

Completed modernization work includes the G-wing at Bradley ES, D-wing restrooms at Marshall ES, C-wing at Ramona Alessandro ES and deferred maintenance work at Warm Springs ES.

Hunt ES-
Demolition of
Classrooms B2 &
B3 for conversion
into new multi-
use room



Arrowhead ES-
Building B modernized
computer lab with new
demountable walls,
carpet, sink, countertop
and millwork



Group 8

School: San Bernardino HS

Start Date: November 2010

Anticipated Completion Date: 2nd quarter of 2013

Interim housing buildings have been installed and are occupied by students and teachers. The Cafeteria Building window glazing has been replaced. A delay in schedule occurred due to contractors performance issues.

Group 9

Inghram ES, Lytle Creek ES, Richardson Prep Hi, Serrano MS, Urbita ES

Start Date: July 2010

Anticipated Completion Date: 1st quarter of 2012

Modernization projects were completed at Serrano MS and Urbita ES. The remodeling of the Administration Buildings is complete at Inghram ES and Lytle Creek ES. The locker room at Richardson Prep Hi MS received upgraded restrooms and an accessible ramp to the coaches' offices.

Group 10

Schools: Cole ES, Cypress ES, Highland Pacific ES

Start Date: August 2010

Completion Date: September 2011

The original scope of work for the modernization of Cypress ES was completed in September. Additional items of work include a new bus drop off location and installation of smoke detector at the multi-use room stage area. Modernization of Highland Pacific ES was completed. The work included, among other items, installation of new playground equipment for the kindergarten and general student population.

Burbank ES
Modernized library with new finishes, shelving, new furniture, teaching wall and projector

Hunt ES-
Work in progress for the new multi-use room - installation of new lights

Group 11

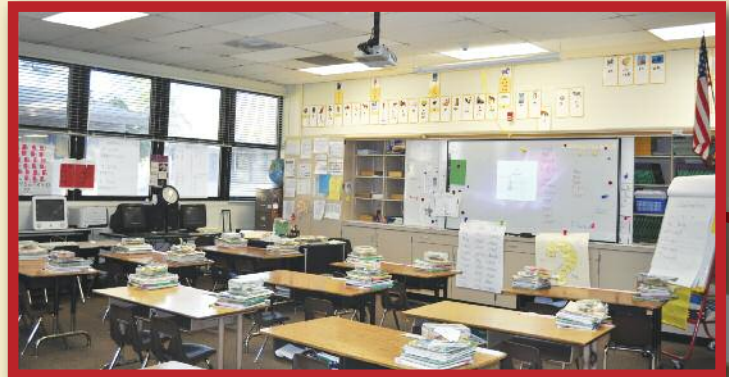
Schools: Barton ES, Burbank ES, Emmerton ES, Lankershim ES

Start Date: September 2010

Anticipated Completion Date: February 2012

Library renovations at Burbank ES, Emmerton ES and Lankershim ES were complete with learning walls, projectors, computer stations, shelving units and circulation desks. The Kindergarten Building at Barton ES was the last phase of construction and was completed. The Administration Building at Burbank ES was remodeled with new entry counter and furniture.

Cypress ES- Typical modernized classroom with new finishes and teaching wall



Other Projects

Heating, Ventilation and Air Conditioning Projects

The Board of Education authorized funding for the design and construction of heating, ventilation and air conditioning (HVAC) systems for student occupied areas at various sites. New HVAC systems have been designed for the following locations:

Group A: King MS: Multi-use room, locker building; Del Vallejo MS: Multi-use room, cafeteria and locker building; Shandin Hills MS: Locker building and Central Mall area; Serrano MS: Locker building, Central Mall area and fitness rooms

Group B: Arrowview MS: Locker building; Golden Valley MS: Multi-use room, locker buildings and 1 classroom; Richardson Prep Hi: Multi-use building, locker building and kitchens

Group C: Cajon HS: Gym, locker buildings and weight room; Pacific HS Gym, locker buildings and weight room; San Bernardino HS: Gym, locker buildings, auditorium and 3 classrooms

Group D: San Andreas HS: Fitness rooms, multi-use building and 5 classrooms; Sierra HS: Portions of Administration Building and kitchen

A bidding schedule was established and the constructability reviews for all sites were completed. Completed design packages were submitted to the Division of State Architect for review and approval. Also hazardous materials testing began. These projects are estimated to be complete by the beginning of the 2012-2013 school year.

Overcrowding Relief Grant Projects

The State's Overcrowding Relief Grant (ORG) Program enables districts to reduce the number of relocatable classrooms on overcrowded school sites and replace them with permanent classrooms. The District has received approval from the State for funding of six ORG projects on a 50/50 basis. These projects which will include a two story classroom building with support services will be built at

Vermont, Muscoy, Lincoln, Wilson, Lytle Creek and Lankershim Elementary Schools. The new buildings will contain between 8 and 24 standard classrooms as well as kindergarten and science complexes. Three of these projects (Muscoy, Vermont, and Lincoln) were set to receive funding in the first half of 2012 for construction work to begin within 90 days of the State's funds being available to the District.

Deferred Maintenance Program

The Deferred Maintenance Program (DMP) provides State-matching funds, on a dollar-for-dollar basis, to assist the school District with expenditures for major repair or replacement of school building components. The DMP includes the following 12 project categories; asbestos abatement, lighting, electrical, floor covering, HVAC, lead abatement, painting, paving, plumbing, roofing, underground tanks, and wall systems.

Most of the project categories are building systems that are

necessary components of a facility, without which the building would not be able to function for school purposes. A deferred maintenance project must conform to one of these categories in order for the District to place a project on its Five Year Plan. Where feasible, projects are combined with modernization projects to minimize costs and campus disruptions and maximize efficiency. Approximately \$1.4 million was spent on deferred maintenance projects that were paired with modernization projects between the months of July and December 2011.



Roosevelt ES- New lunch shelter under construction

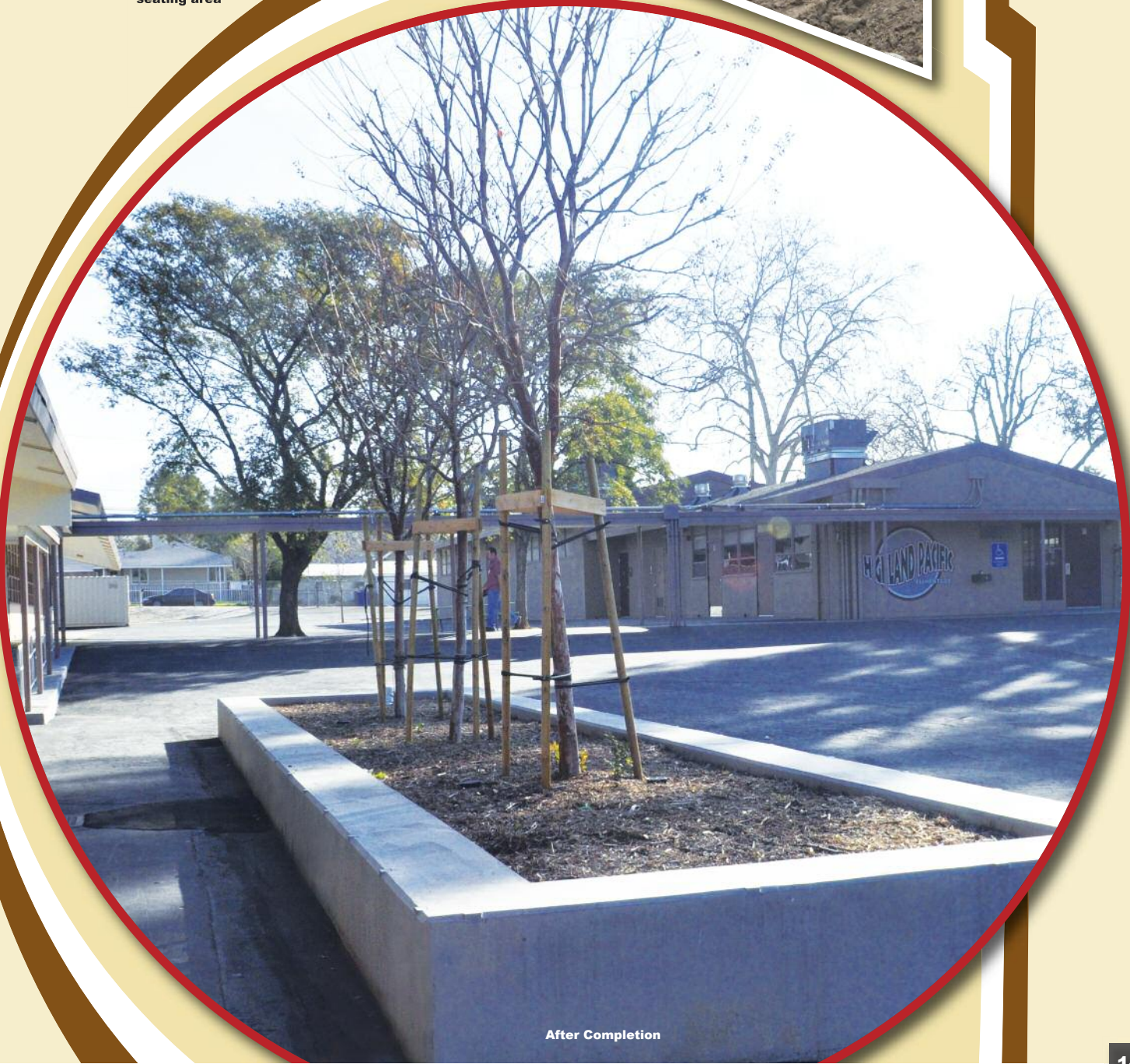


Hillside ES- New lunch shelter under construction



Highland Pacific
Raised planters with
trees and shaded
seating area

During construction



After Completion

Locations of Major Construction Projects



Board of Education

Dr. Barbara Flores, President
 Mr. Michael J. Gallo, Vice President
 Mrs. Margaret Hill
 Mrs. Judi Penman
 Mrs. Bobbie Perong
 Mrs. Lynda K. Savage
 Mr. Danny Tillman

Interim Superintendent

Mrs. Yolanda Ortega

District Facilities M&O Administrators

Mel Albiso, Associate Superintendent
 John Peukert, Assistant Superintendent
 David Doomey, Interim Facilities Administrator
 Samer Alzubaidi, Facilities Director
 Ed Norton, Maintenance & Operations Director

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 UNIFIED SCHOOL DISTRICT
 Facilities Management Department
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